

City of Troy, New York South Troy Brownfield Assessment Demonstration Pilot Program

*Community Meeting
January 29*



South Troy
EPA Brownfield Assessment
Demonstration Pilot



Agenda

- ☀ EPA Brownfields Grant
- ☀ Candidate Sites
- ☀ Update on South Troy Projects
- ☀ Discussion
- ☀ Next Steps



South Troy
EPA Brownfield Assessment
Demonstration Pilot



What is the South Troy Brownfield Pilot Program?

IT IS: Funded by USEPA specifically for selecting, testing, analyzing & planning for brownfield sites

IT ISN'T: For site clean-up, although additional funds for clean up are available after this work



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USEPA Funding

- ★ City of Troy received \$250,000 for
 - ★ Selecting the sites
 - ★ Involving the public
 - ★ Investigating three sites
 - ★ Developing a Remedial Plan for one site
 - ★ \$50,000 must be used for public/green space
- ★ Other EPA grants available for
 - ★ additional investigation
 - ★ clean up
 - ★ redevelopment



South Troy

**EPA Brownfield Assessment
Demonstration Pilot**

Site Selection

Study Area

Select eight sites for further review

Eight Sites

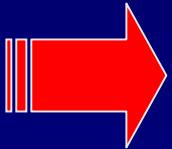
Research as necessary to select three sites

Three Sites

Phase II Environmental Testing

One Site

Reuse Plan



Site Selection Methodology

- ★ Criteria were developed with input from Task Force and public.
- ★ 13 Criteria including Real Estate, Local Conditions & Local Desires.
- ★ Sites were ranked based on the criteria.
- ★ Computer model resulted in list of sites.
- ★ Resulting list was revised by Task Force.
- ★ Final list of ten sites to present tonight.



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Candidate Sites

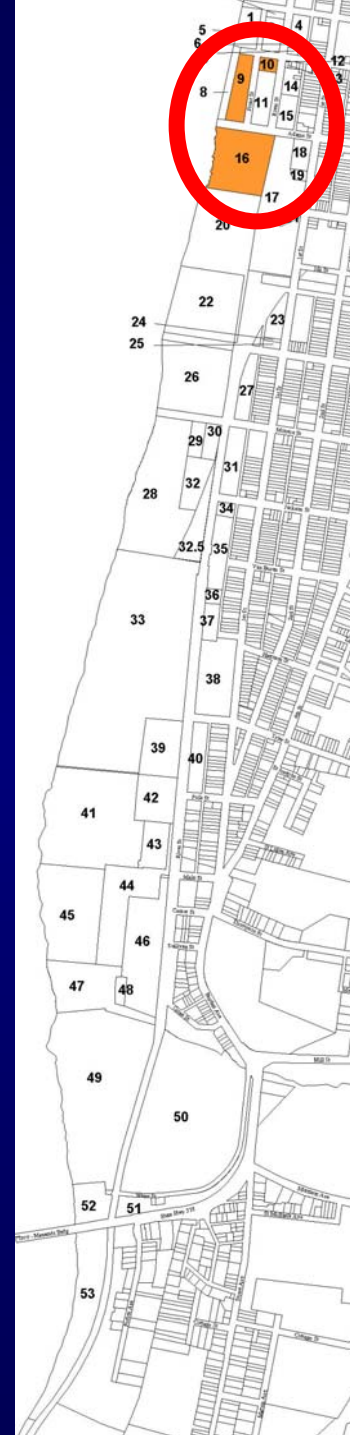
<i>Site Name</i>	<i>Map #</i>	<i>Owner</i>
1. Clemente Assembly	9, 10 & 16	CALLANAN INDUSTRIES INC
2. Troy Slag North	20	TROY SLAG PRODUCTS CO INC
3. Scolite Property	22	CITY OF TROY
4. Troy Slag Assembly	28, 29, 30, 32, 32.5	TROY SLAG PRODUCTS CO INC
5. Industrial Park	33	RENSSELAER COUNTY IDA
6. King Services North	43	KING SERVICES INC
7. Callanan South	45	CALLANAN INDUSTRIES INC
8. King Fuels Assembly	47 & 49	KING SERVICES INC
9. Portec Assembly	50 & 51	PORTEC RAIL PRODUCTS INC
10. Chevron Assembly	52 & 53	CHEVRON USA INC

Clemente Assembly (Sites 9, 10 & 16)

- ☀ Northern End
- ☀ Owned by Callahan/Oldcastle/Clemente
- ☀ Medium - 5.64 acres
- ☀ Adjacent to water (NYS land)
- ☀ Split by Adams Street



- ☀ Current Use: Clemente Latham
- ☀ Phase I result: Low concern
- ☀ Highly visible from 787

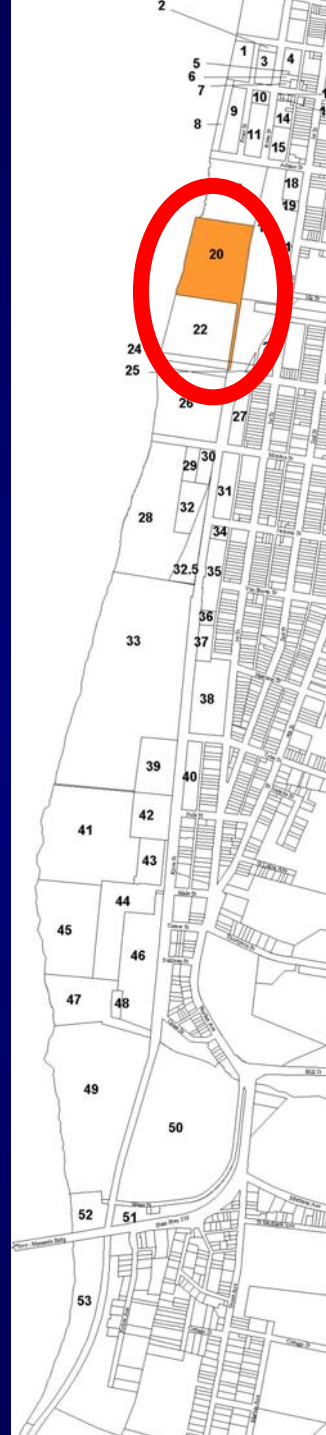


Troy Slag - North (Site 20)

- ☀ Owned by Troy Slag
- ☀ Medium - 7.05 acres
- ☀ Adjacent to water just North of Canal
- ☀ Road access from River Street

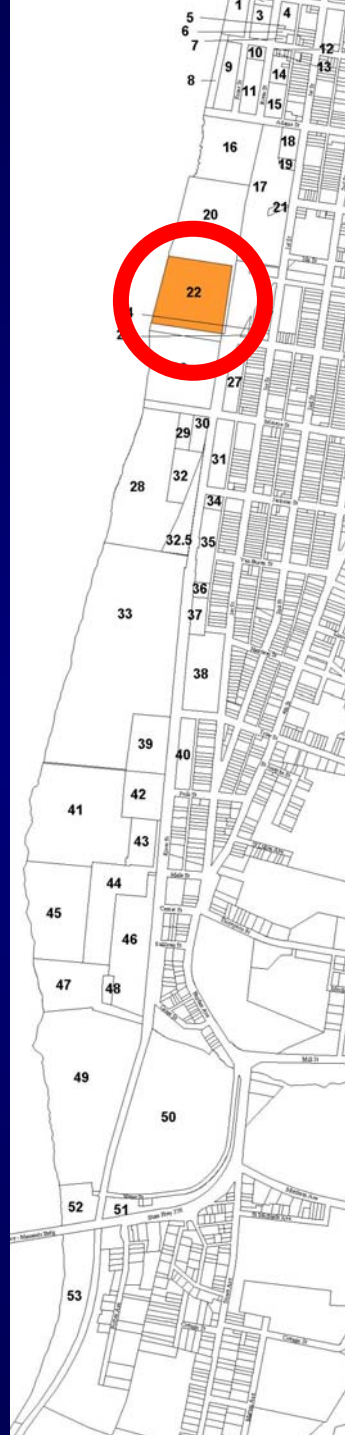


- ☀ Visible, particularly from 787
- ☀ Current Use: Troy Slag Rock Salt Storage
- ☀ Phase I result: Low concern



Scolite – Site 22

- ☀ Owned by City of Troy
- ☀ Medium - 5.72 Acres
- ☀ Contains deteriorating historic structures
- ☀ Identified as prime candidate for greenspace in STWWRP



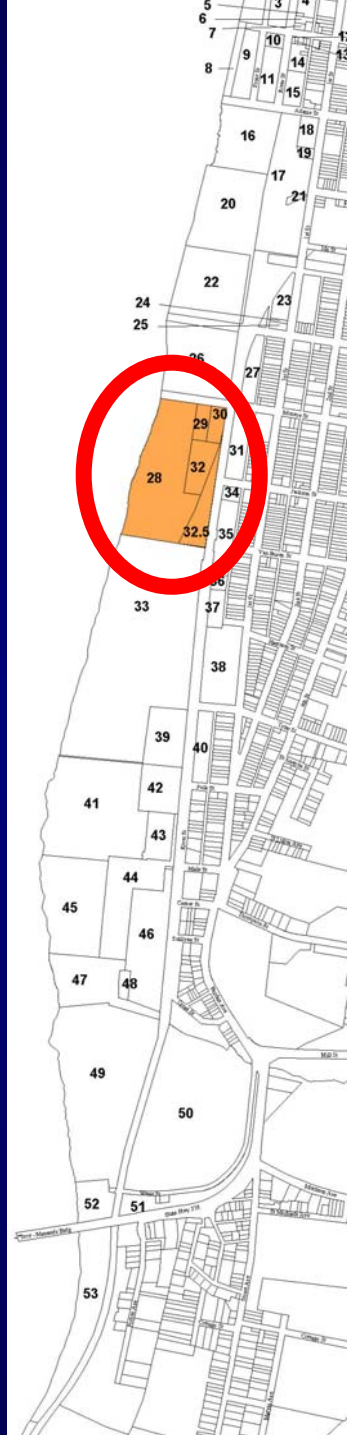
- ☀ Adjacent to Hudson at Canal
- ☀ Current Use: Mostly unused, some use for salvage
- ☀ Phase I result: Low concern

Troy Slag Assembly (Sites 28, 29, 30, 32, 32.5)

- ☀ Owned by Troy Slag
- ☀ Large - 13.12 Acres
- ☀ Occupies all land from tracks to Hudson, from Monroe to IDA site
- ☀ Road access from Industrial Park Road or Monroe Street

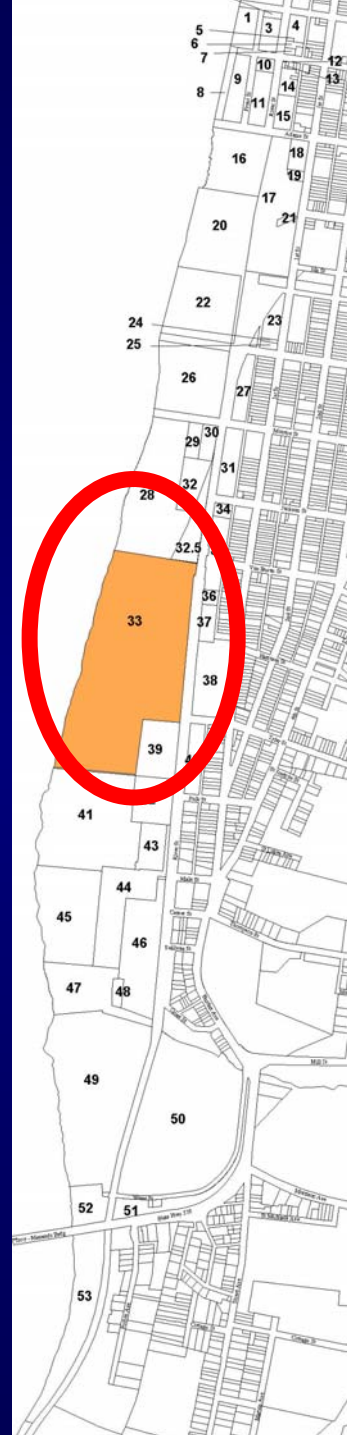


- ☀ Large site includes a variety of uses including asphalt plant, Troy Slag & VPS Offices
- ☀ Phase I result: Low concern



IDA Property – Site 33

- ☀ Owned by Rensselaer County IDA
- ☀ Very Large - 23.83 Acres
- ☀ Adjacent to Hudson and accessed by Industrial Park Road



- ☀ Current Use:
Mostly vacant
- ☀ Home to NewPenn
Trucking facility
- ☀ Phase I result:
Moderate concern

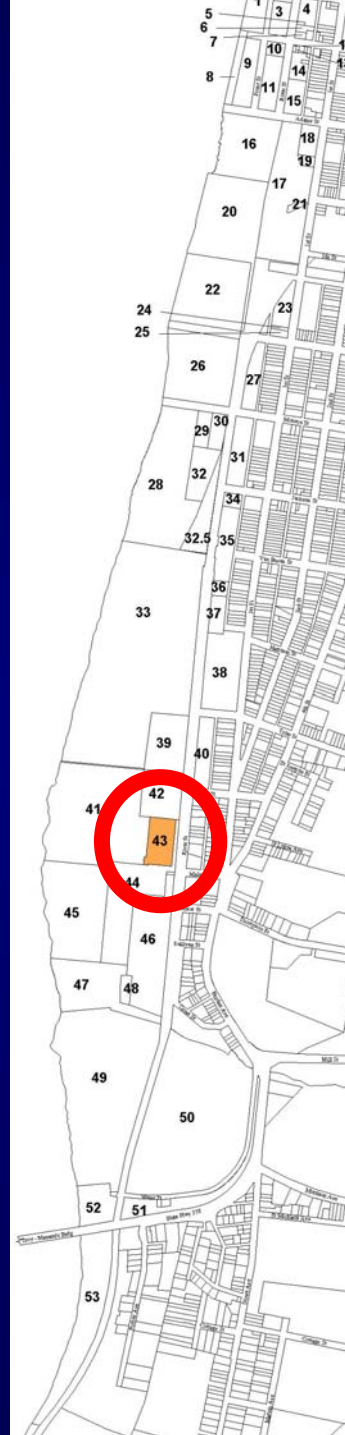
King Services North - Site 43

“The Alamo”

- ☀ Owned by King Services, but not adjacent to their larger southern site
- ☀ Small - 1.51 acres
- ☀ No water access



- ☀ Good access from Main Street & Industrial Park Road
- ☀ Current Use: City Recycling
- ☀ Phase I result: Low concern

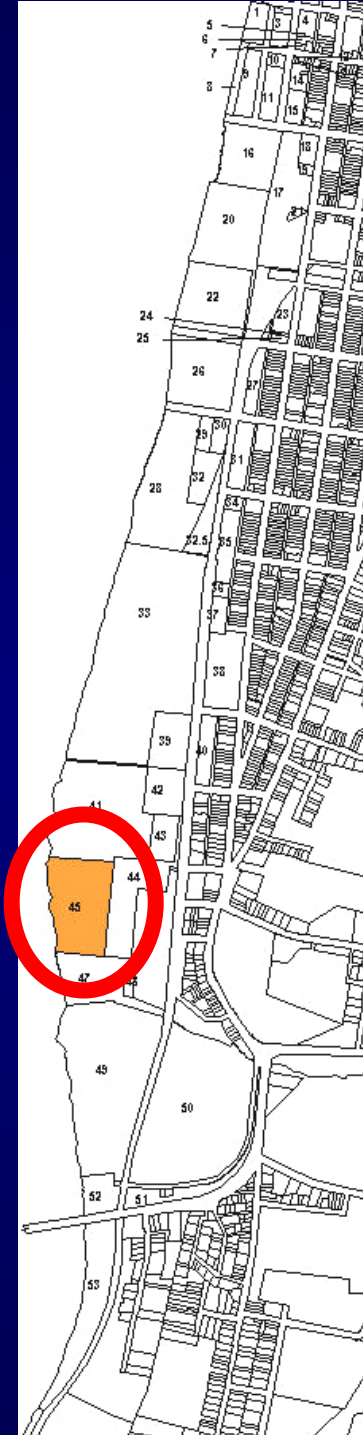


Callanan South Site 45

- ☀ Owned by Callanan Industries
- ☀ Medium – 7.03 acres
- ☀ River frontage
- ☀ Good road access from Main Avenue

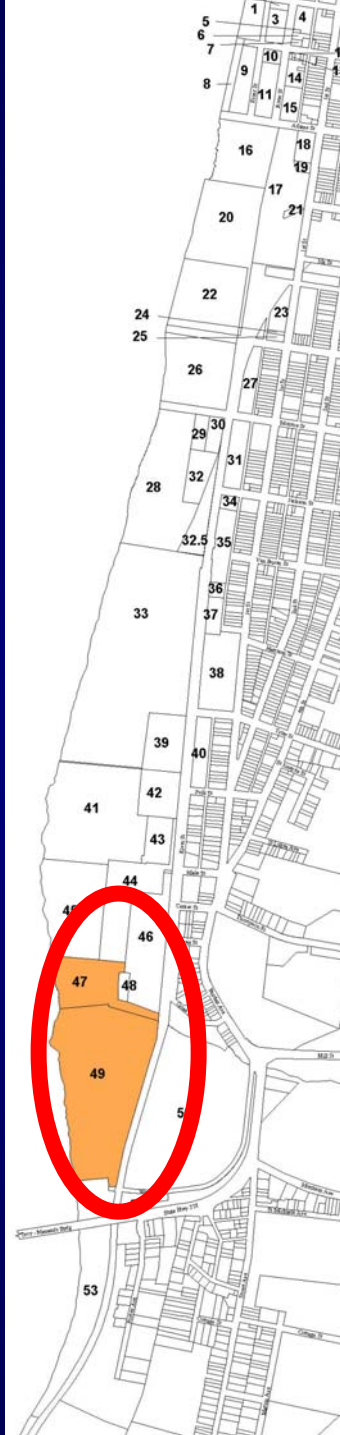


- ☀ Current Use: Vacant
- ☀ Phase I result: Low Concern



King Fuels Assembly Sites 47 & 49

- ☀ Owned by King Fuels
- ☀ Very Large - 20.61 acres
- ☀ Long Hudson frontage
- ☀ Good road access from Main Street
- ☀ Winking tank highly visible from 787
- ☀ Current Use: King Fuels, Laidlaw, Velocity
- ☀ Phase I result: Moderate for Site 49, Low for Site 47



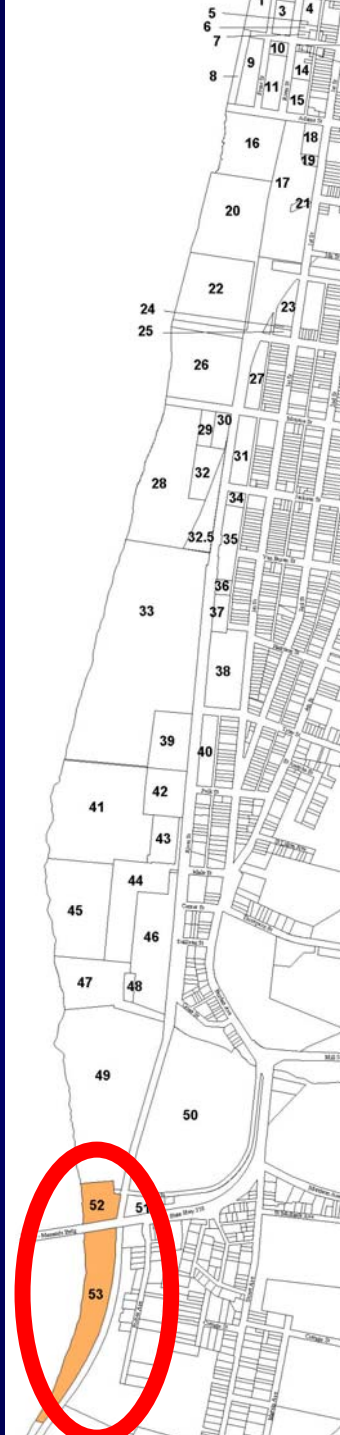
Portec Assembly Sites 50 & 51

- ☀ Owned by Portec Rail Products with long term lease to Dan's Hauling(local firm)
- ☀ Very Large - 19.98 acres
- ☀ No river access
- ☀ Excellent road access
- ☀ Site 51 steeply sloped
- ☀ Current Use: Salvage, hauling
- ☀ Phase I result: Moderate for Site 50, Low for Site 51



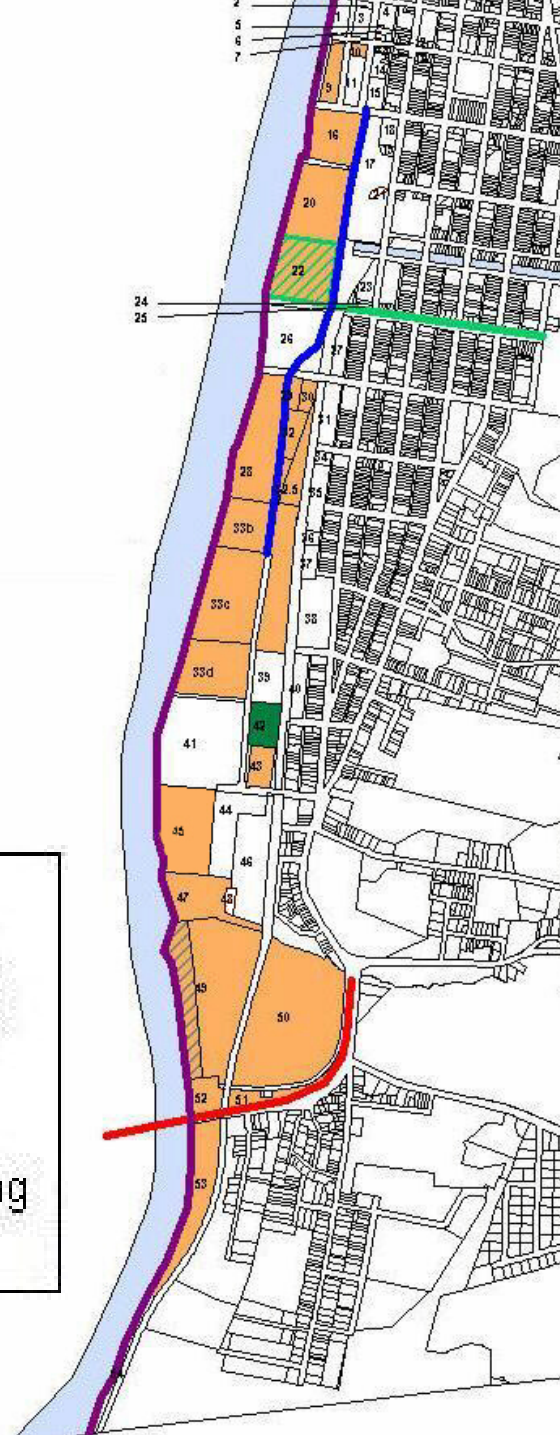
Chevron Assembly Sites 52 & 53

- ☀ Owned by Chevron USA
- ☀ Medium - 7.12 acres
- ☀ Crossed by Troy Menands Bridge
- ☀ Site is quite narrow and has good access to road & river
- ☀ Current Use: unused, tanks remain
- ☀ Phase I result: Moderate for Site 53, Low for Site 52



Relationship of South Troy Implementation Projects to Candidate Sites

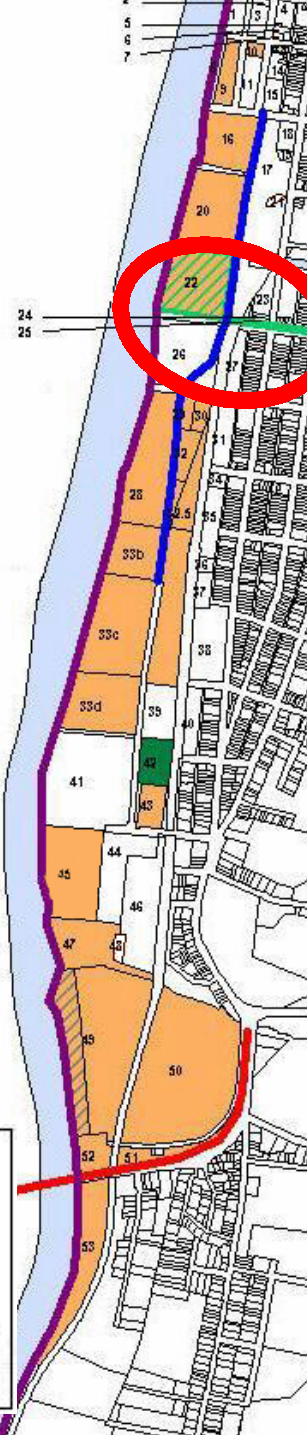
- Property impacted by Riverfront Trail
- Property is subject of NYS DOS EPF Grant
- One of potential alignment of the South Troy Waterfront Access Road
- Planned Bikeway across Menands Bridge
- Planned improvements HMIG Burden Building
- Greenway Easement



Local Waterfront Revitalization Program (LWRP) Grant

- ☀ \$225,000 Design Grant
- ☀ Expand Public Access to the Hudson River and Poestenkill Waterfronts.
 - ☛ Targets the Scolite property (#22)and lands adjacent to the Poestenkill Creek (# 21 and 23)
- ☀ Future connections and trails into Prospect Park



- 
- Property impacted by Riverfront Trail
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Brownfield Economic Development Initiative (BEDI)


- ☀ There are 2 phases to grant:

- 2 million dollar grant from HUD
- 3 million dollar loan, section 108 (HUD)

- ☀ Can be used for:

- land acquisition
- investment incentives to businesses
- infrastructure improvements
- remediation to benefit the development Working Waterfront area

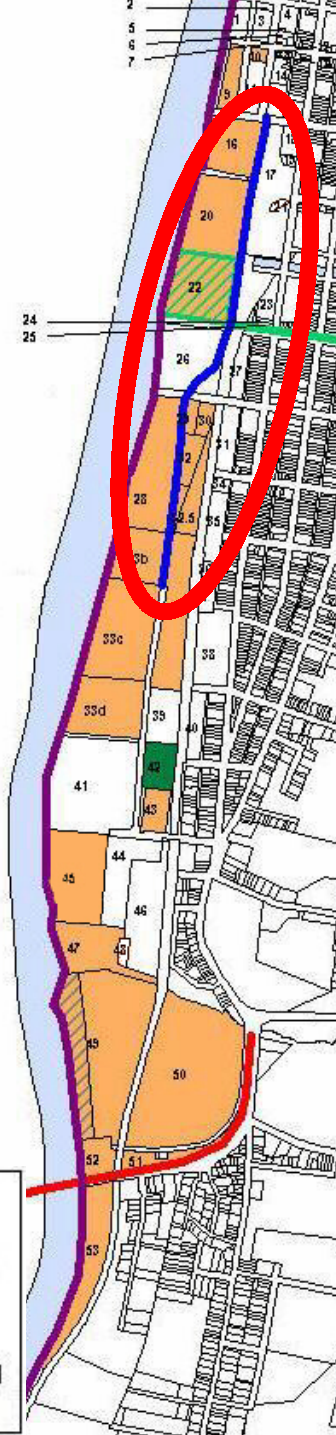
- ☀ Could target most properties in the study area

- 
- The map shows a waterfront area with numerous numbered lots. A purple line runs along the waterfront, indicating properties impacted by the Riverfront Trail. A green line runs through the area, indicating properties subject to the NYS DOS EPF Grant. A blue line runs through the area, indicating a potential alignment for the South Troy Waterfront Access Road. A red line runs through the area, indicating a planned bikeway across the Menands Bridge. A green square indicates planned improvements to the HMIG Burden Building. A grey square indicates a greenway easement.
- Property impacted by Riverfront Trail
 - Property is subject of NYS DOS EPF Grant
 - One of potential alignment of the South Troy Waterfront Access Road
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 - Greenway Easement

South Troy Access Road



- ✦ Significantly enhance neighborhood quality of life and economic health
- ✦ \$6.4 Million Budget
- ✦ Remove Freight Traffic From Residential Streets
- ✦ Provide transportation and utility infrastructure to support economic development.
- ✦ Alignment is unknown at this time though one option would be to extend the South Troy Industrial Park Access Road north continuing along Front Street past Old Brick, Levonians and Clemente Latham affecting properties # 3, 4, 5, 6, 7, 10, 11, 20, 22, 24, 25, 26, 28, 29, 30, 32, 32.5



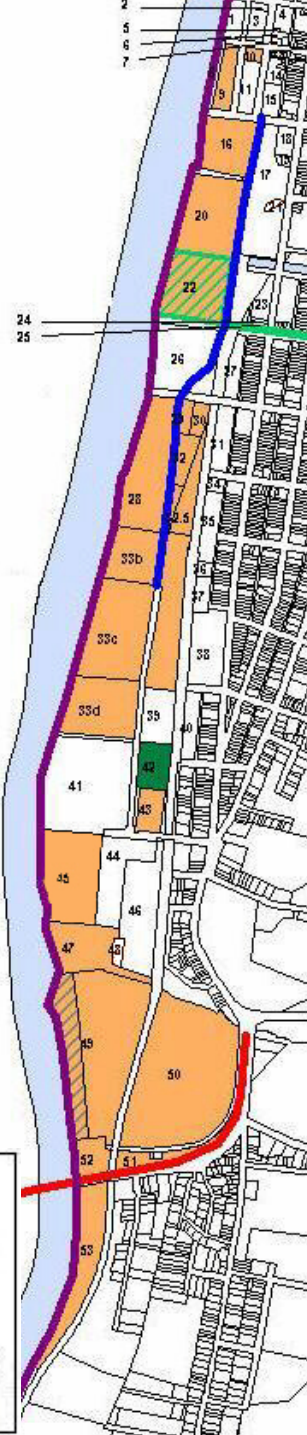
- Property impacted by Riverfront Trail
- Property is subject of NYS DOS EPF Grant
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Waterfront Bike Trail



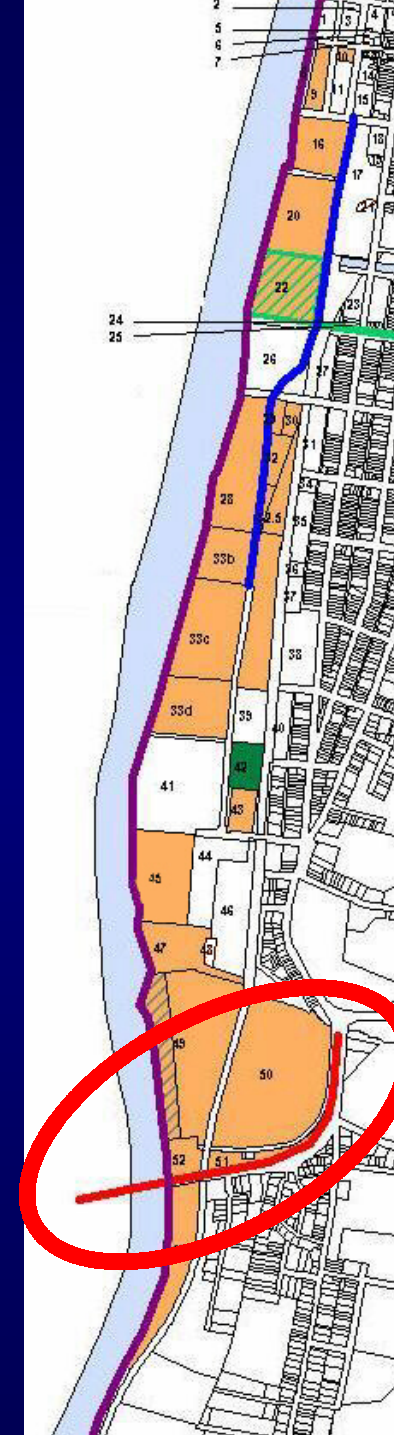
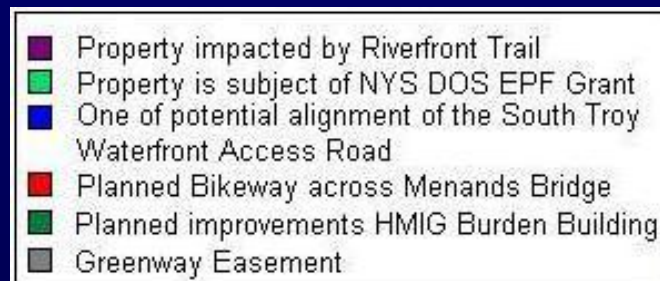
- ☀ \$2.4 Million Project
- ☀ Provides Access to Burden Iron Works Museum (Property # 42)
- ☀ Access to Riverfront Park
- ☀ RiverSpark Visitor Information Center
- ☀ Linkages to downtown Restaurants and Merchants
- ☀ Impacts properties #1,9,16, 20, 22, 26, 28, 33, 41, 45, 47, 49, 52, 53

- Property impacted by Riverfront Trail
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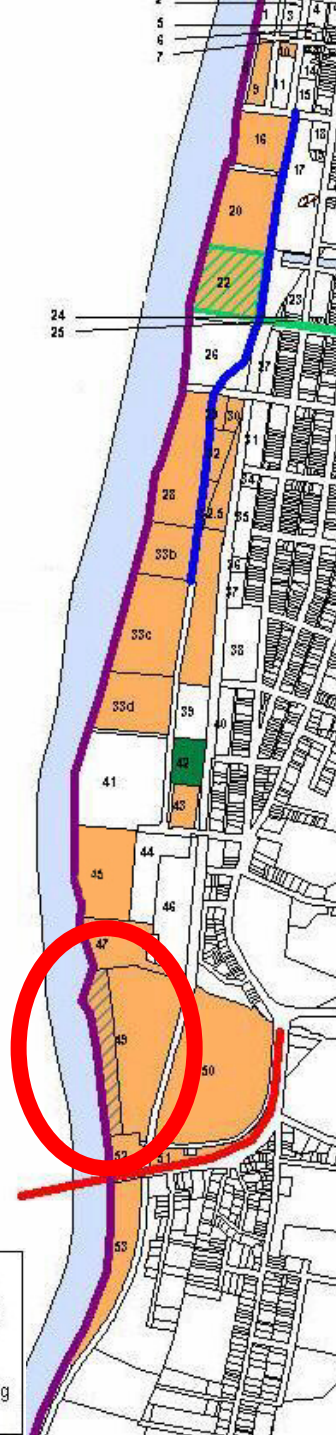
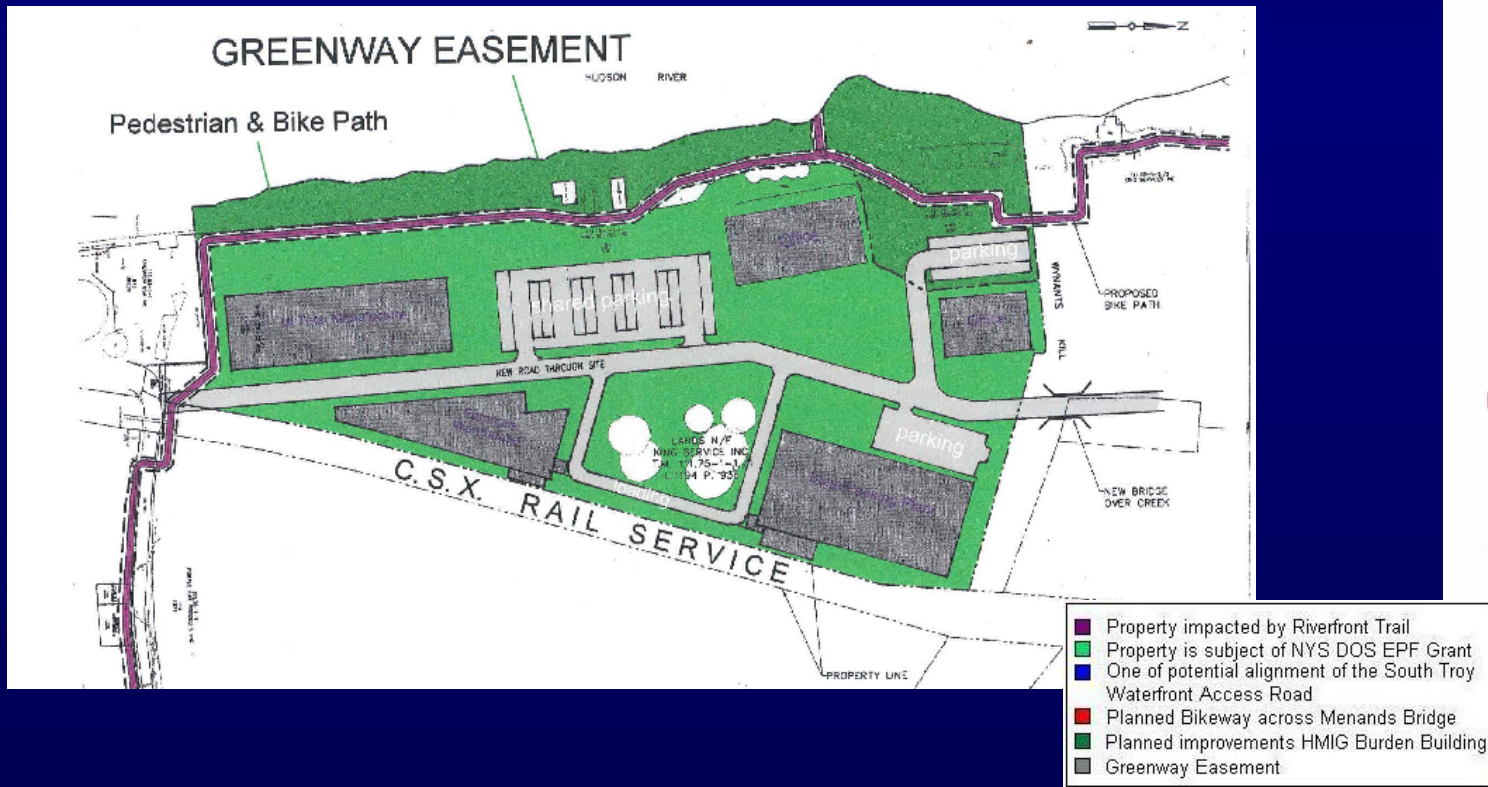
Troy Menands Bridge Pedestrian/Bike Access

- ★ \$500,000 Project
- ★ Connect South Troy Waterfront to the Corning Preserve Trail in Albany
- ★ Located on City Streets and the bridge
- ★ Waterfront Trail connection needed could effect King Fuels, Chevron and Portec properties (47,49,50,51,52,53)



King Fuels Easement

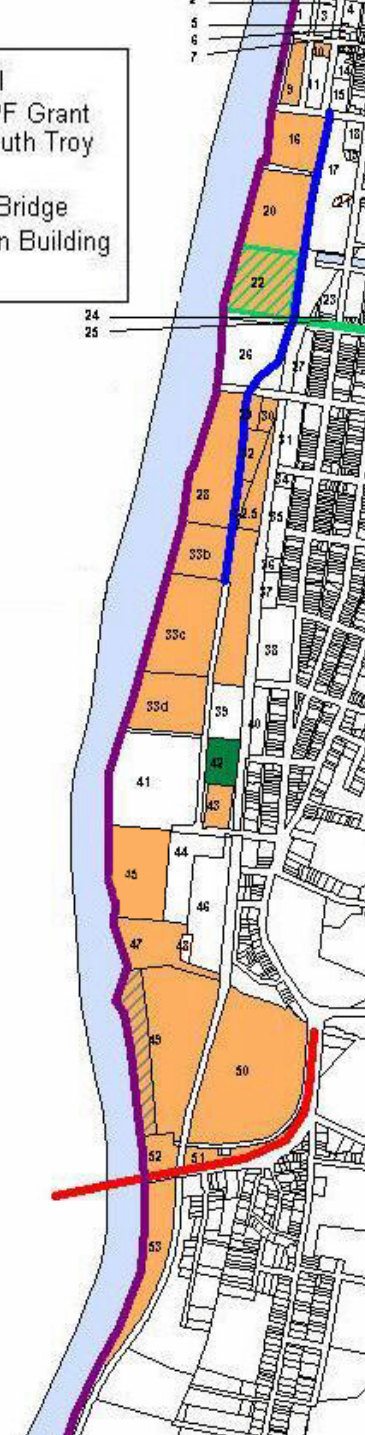
- City is negotiating easement across King Fuels property to support riverside recreation area.
- Ownership of easement should allow City to leverage funds for park development.



Candidate Sites

- Property impacted by Riverfront Trail
- Property is subject of NYS DOS EPF Grant
- One of potential alignment of the South Troy Waterfront Access Road
- Planned Bikeway across Menands Bridge
- Planned improvements HMIG Burden Building
- Greenway Easement

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Reaction

- ☀ Are there other sites that should be considered for the final selection?
- ☀ Are there sites from the candidate list that you think should definitely be selected for testing?
- ☀ Are there sites you think should definitely NOT be in the final selection?



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Site Selection

Study Area

Select sites for further review

Ten Sites



Research as necessary to select three sites

Three Sites

Phase II Environmental Testing

One Site

Reuse Plan

Site Profiles

★ Next step is to prepare a profile of each candidate site:

- Owner willingness (the City will work only with willing property owners)
- Remediation (anticipated level and approach based on Phase I findings)
- Financial (cost estimate range for Phase II ESA, availability of other financial resources, legal and insurance issues)
- Physical Characteristics (size, location, infrastructure, condition)
- Marketability (location, condition, market interest)
- Impact (importance to neighborhood stakeholders, visual and water quality impacts, role in city's land use plan)
- Historical & Architectural Resources (redevelopment potential and threats to protection)



Next Steps

- ★ Task Force will review site profiles and provide guidance
- ★ City will select three sites
- ★ Present for public comment (late March, early April).

Thank You



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